

Minutes of the Walnut Grove Homes Association November 2019 Board Meeting
1/8/2020, 6:30 p.m.
Start Company Realtors, 702 N High Point Rd, Madison, WI 53717

Attendees: Katherine Bidwell, Susan Ames, Liz Fenster, Elizabeth Albano, Doug Hyant, Molly Hyant, and Davie Phillips, and Birgitta Larson Gamez

Excused: Pam Conrad, Hayden McCann

December Meeting Minutes:

- December minutes taken by E Albano distributed.
- D. Hyant motions to approve. L. Fenster seconds motion. Minutes approved unanimously by all present.

Treasury Report:

- Worked on 2020 Budget for annual presentation.

Subdivision Dues Sheet:

- D. Hyant emailed 12 neighborhoods associations that have annual dues to confirm information on subdivision dues sheet. Heard back from 7. A few subdivisions are managed by management company.
- **Estates of Sauk Creek-** Highest fee on list. Much smaller than Walnut Grove with 45 lots, but more expensive at \$280 annually. Just increased to \$325 per lot in 2020. Annual budget is \$13,000. Biggest difference- don't have trails, surfaces, but have a sprinkler system they maintain. Decided to build a reserve fund equal to 1 years full budget at all times. Use it to remove trees, stumps, replace signage.
- **Cardinal Glen-** \$175 dues on sheet but increased to over \$200 per house in 2020. Removal of trash from behind carriage lane homes- long-term ongoing cost that will increase. They have fairly minimal cost for greenspace.
- **Blackhawk.** Annual dues \$150 per home. Includes snow removal and landscaping costs. One time costs- decorative fencing, providing funding to build playground, lighting.
- **Valley ridge:** Implemented an increase in 2020. Now at \$140. They have a fence and landscaping to maintain, traffic circle and medium slips, snow removal in neighborhood.
- **Heather Glen/Glacier Crossing-** One neighborhood association. The association is for single family homes.
- **Hawks Landing:** \$150 a year in dues. Landscaping, snow plowing, recommendations for companies.
- **High Point Estates-** \$250 per house. Maintain public walkways.
- **Wexford-** Have not heard back yet.

Bylaws:

- D. Hyant spoke with lawyer regarding bylaws changing
- We can amend with vote of Board of Directors as long as voted on at annual meeting
- All spots need to be filled on the Board and need to be elected.
- Need accurate 2020 Board to vote about changing bylaws.
- Board should hire a firm to do the work.
- Digital signatures is something we can do, but the risk with anything online is any confusion on behalf of the signer. The bylaws specify which person gets to vote.
- Need to confirm who the person is voting and make sure the person understands what they are voting on.

- Have board review our budget, create a legacy fund and talk to a lawyer about changing and modernizing our bylaws.
- Need to have a Board of 9 people. Only recruited roles at President, Vice President, Treasurer and Secretary.

ACC

- Jon Jensen is interested in being on the committee for ACC.
- Derek Pavlec is staying on the committee.

Next meeting will be held Tuesday, February 25th at Alicia Ashland Library in the small meeting room.